

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
NARRATIVE PAGE (REV 06/15)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2016-17

BUSINESS UNIT: 4440 COBCP NO: 1 PRIORITY: 1 PROJECT ID: 0000717
(7 digits; for new projects, leave blank)

DEPARTMENT: Department of State Hospitals

PROJECT TITLE: Metropolitan: Increased Secured Bed Capacity

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$31,182 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: C PROJ CAT: WSD CCCI/EPI: 4869 / 6069

SUMMARY OF PROPOSAL:

The proposed project is to increase the secured bed capacity at Metropolitan State Hospital (MSH). This project will increase capacity to house forensic inmates by securing 505 beds by constructing a secured fence for two buildings at the hospital.

The proposed project will construct two perimeter security fences, one fence around the Continuing Treatment West (CTW) building and adjacent park, and a second perimeter fence around the Skilled Nursing Facility (SNF). The scope includes 16-foot high fences with electronic security features including sensor cable, closed circuit TV, card access, floodlights, and alarms, six new kiosks, interior security enhancements in unit and patios, the addition of perimeter roads, replacement parking, and the construction of a bathroom facility in the park.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): E

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: _____

REQUIRES PROVISIONAL LANGUAGE (Y/N) N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): Y FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

[Signature] 1-5-16
PREPARED BY DATE

[Signature] 1/6/16
REVIEWED BY DATE

[Signature] 1/6/16
DEPARTMENT DIRECTOR DATE

[Signature] 1-6-16
AGENCY SECRETARY DATE

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____

ADDED REVIEW: SUPPORT: _____ OCIO: _____ FSCU/ITCU: _____ OSAE: _____ CALSTARS: _____

Original Signed by:

PPBA: Koreen Hansen

DATE SUBMITTED TO LEGISLATURE: 1/7/16

A. PURPOSE OF THE PROJECT:

Project Need:

The purpose of this project is to enclose two buildings with secure fencing to help address the projected shortage of secured state hospital beds. The number of forensic patients committed to the Department of State Hospitals (DSH) as Incompetent to Stand Trial (IST), Not Guilty by Reason of Insanity (NGI), and Mentally Disordered Offender (MDO) has increased significantly. At present, the department is experiencing a waitlist for these forensic commitment categories, which will only compound as the increase of patients in each category is projected to continue.

Currently, the CTW and SNF buildings are underutilized as only Lanterman/Petris/Short (LPS) patients can reside in these two buildings. There is a surplus of beds for LPS patients and a shortage of forensic/secure beds in the Los Angeles Metropolitan area. Additionally, the department is overbedded in some of its facilities with forensic patients, and the expansion of the number of secured beds at MSH would enable DSH to help relieve the overbedding.

By securing both the CTW and SNF buildings, DSH will increase its capacity for forensic patients without having to construct new patient treatment buildings that would themselves be fenced, saving both time and money. In order to fence the CTW and SNF buildings, DSH would also need to fence the park adjacent to CTW to serve as an area of refuge for patients in the event of a fire or other damage to the secured buildings. Since fencing the park will have the added benefit of allowing it to be used for treatment purposes for patients, the project includes the construction of a small bathroom to prevent staff from having to escort patients back and forth into the secured buildings, which is a drain on staffing resources.

Additionally, the current visitor center is undersized for the hospital's current use and will be inadequate for an increase in forensic patients. Accordingly, the project will expand the visitor's center by adding approximately 3,500 sq. ft. Lastly, the project will include necessary, but ancillary, modifications to the areas surrounding the buildings, such as the replacement of parking displaced by the fence and relocation of utility lines.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

DSH operates under two core ethics when making long term planning decisions.

Departmental Mission:

"Providing evaluation and treatment in a safe and responsible manner, seeking innovation and excellence in hospital operations, across a continuum of care and settings."

Departmental Goals:

"A safe environment; Responsible stewardship; Excellence in forensic evaluation and Excellence in treatment."

Without the fence, forensic patients are not able to be provided treatment by the department and will remain in county jails awaiting an open bed. This lack of access to treatment is contrary to the department's mission to provide treatment in a safe and responsible manner. Completion of this project as planned will enable the department to provide the care to these patients that statute requires. Additionally, the departmental goal of *responsible stewardship*

will be met as this project is the quickest and least expensive way to add additional forensic capacity at the hospital.

C. ALTERNATIVES:

Alternative #1 – Increase Secured Bed Capacity at MSH

Pros:

- The hospital will be able to increase its population closer to its licensed capacity.
- The hospital will be able to provide secure SNF beds for forensic patients.
- Visitor center security improvements will provide a safer environment for staff, patients, and visitors.
- Fencing is the quickest and cheapest method of increasing secure bed capacity.
- No additional building construction is required with the exception of the expansion at the visitor center and park restroom.
- Recruitment of staff at MSH is less difficult than at other state hospitals due to its urban location, so the beds will not be underutilized.

Cons:

- The state will need to expend funds for the project.
- The hospital may be inconvenienced during the construction process.

Alternative #2 – Increase Secure Bed Capacity at Other State Hospitals

Pros:

- No capital costs associated with this project.

Cons:

- MSH has the lowest patient population of all five State Hospitals.
- Increasing the population at the other state hospitals would be less likely to succeed or be far more costly:
 - Atascadero and Coalinga State Hospital have difficulties with recruiting staff.
 - Increasing the population at Napa and Patton State Hospitals would require new construction and community support.

Alternative #3 – Maintain Status Quo (Do Nothing)

Pros:

- The state will not need to expend funds for the project.

Cons:

- The hospital will remain underutilized.
- DSH will continue to operate without any secure SNF Beds.
- Visitor center size and security deficiencies will remain.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

Alternative #1 –Increase Secured Bed Capacity at MSH

This alternative is the fastest, most efficient, and cost effective way for DSH to add additional secure beds. This alternative provides additional secure bed space without construction of new patient housing buildings. The length of time to complete this project is faster than the construction of any new buildings.

2. Detail scope description.

Perimeter security fences will be constructed around the CTW Building, adjacent park and SNF. The visitor center will be expanded, and the scope of the project includes 16-foot high fences with electronic security features including sensor cable, closed circuit TV, card access, floodlights, and alarms, approximately six new security kiosks, interior security enhancements in unit and patios, addition of building perimeter access road inside fenced area at CTW, Americans with Disabilities Act (ADA) path-of-travel upgrades, and replacement parking.

The CTW portion of the project includes:

- New 16-foot high perimeter security fence to the north and west of the CTW building with motorized and manual vehicle gates and manual pedestrian gates. This security fence will connect to the park fence.
- Security system improvements using steel flex and sensor cable attached to new security fence and gates monitored at the visitor center; CCTV tilt, pan, and zoom fence-mounted cameras with conduit back to central control at the visitor center, card access units at pedestrian gates; and flood lights on twenty foot high poles.
- Improved patio security provided by CCTV camera and flood lights on photo cells and time clocks at eight patios, and fencing extensions at six patios with barbed tape and 280 detention type security screens in each unit of the CTW building.
- Perimeter road improvements with approximately 800 lineal feet of 26-foot wide new asphaltic concrete paving on the West side of the CTW building. A seal coat on the existing roadway and parking surfaces of the interior perimeter access road.
- Two existing light poles along West security perimeter fence line will be relocated.
- Within the new secure perimeter, 23 parking stalls west of CTW building will be abandoned, 22 parking stalls east of CTW building will be abandoned, and 48 parking stalls along Eighth Street will be abandoned.
- Remove 44 staff parking stalls along Seventh Street.
- Replace staff parking at Balsam Street parking lot west of CTW building with 35 new 9-foot by 18-foot parking stalls.
- Replace staff parking at Sixth Street parking lot northeast of the Clinical Administration building with 122 new 9-foot by 18-foot parking stalls.
- Seventh Street re-alignment will include a new 20-foot wide asphalt roadway with curbs and gutters, new 4-foot wide sidewalk and reconfigured planter areas.
- Two new security kiosks.

The SNF portion of the project includes:

- New 16-foot high perimeter security fence with motorized sliding vehicle gates, manual vehicle gates, and pedestrian gates.
- Security system improvements of steel flex and sensor cable attached to new security fence and gates monitored at the visitor center; CCTV tilt, pan, and zoom fence-mounted cameras with conduit back to central control at the visitor center; card access units at pedestrian gates; and flood lights on 20-foot high poles.
- Improved patio security provided by flood lights on photo cells and time clocks at four existing patios.

- Perimeter road improvements with approximately 1,800 lineal feet of 26-foot wide new asphaltic concrete paving on the west side of the SNF building, and seal coat on the existing asphalt paving within the secure perimeter.
- Three existing light poles along the west security perimeter fence line will be relocated.
- Removal of 46 staff parking stalls west of the SNF building and removal of 40 staff parking stalls east of SNF building.
- Restriping of 47 staff parking stalls.
- Replace staff parking with 46 new angles 9-foot by 18-foot parking stalls and 17 new 9-foot by 20-foot parallel stalls at the Fir Street lot east of SNF Building. Construct 4-foot high retaining wall along east side of re-aligned Fir Street parking lot.
- One new security kiosk.

The Park portion of the project includes:

- New 16-foot high perimeter security fence with motorized and manual vehicle gates and manual pedestrian gates. New vehicle sally port
- Security system improvements of steel flex and sensor cable attached to new security fence and gates monitored at the visitor center; CCTV tilt, pan, and zoom fence-mounted cameras with conduit back to central control at the visitor center; card access units at pedestrian gates; and flood lights on twenty foot high poles
- Three new security kiosks. The south-west park kiosk will be elevated to ensure unobstructed views of the park over the berms in the lawn area
- Construction of a new 800 square foot bathroom facility consisting of concrete masonry walls with plaster finish at exterior, painted masonry walls at interior, and exposed concrete slab floor. Windows will have glass clad polycarbonate security glazing, metal doors, stainless steel penal wear plumbing fixtures, and a wood roof structure.

The Visitor Center expansion and remodel includes:

- Expand the visitor center from 1,500 sq. ft. to 5,000 sq. ft. Visitor center capacity will be increased from 15 patients to 50 patients.
- In the entry/lobby area, control room for visitor check-in, and visiting room, observation, sally port from lobby to visiting room with metal detector, sally port for staff entry into facility, staff sally port to staff offices, two staff offices and one supervisor office, staff break room, staff supply closet, staff toilets. The center will also have a visiting room, private visiting rooms, patient sally port entrance with metal detector, patient toilets, and a janitor room.
- The addition to the visitor center will consist of concrete masonry walls with plaster finish at the exterior and painted masonry walls at the interior. Windows will have glass clad polycarbonate security glazing. Metal doors, walls and ceilings at public areas will have abuse resistant gypsum board. Toilets will have ceramic tile floor and walls (vinyl composition tile is the typical floor finish), visiting and control rooms will have suspended acoustical ceiling. Plumbing fixtures in patient areas will be stainless steel penal wear, plumbing fixtures in staff and visitors areas will be vitreous china, heating and air conditioning system, six CCTV cameras and monitors, fire alarms, telephone and data, wet fire sprinkler system, and wood roof structure will be installed. Minor site work and utility modifications will also be needed in order to accommodate the proposed project.

Explanation of Changes or Additions to the Scope:

When revising the 3-page estimate, the Department of General Services noticed that the required Americans with Disabilities Act (ADA) path of travel upgrades, which will be "triggered" by the project, were not included in the scope of work or costs. Accordingly, the project will have additional ADA path of travel elements in the scope. These additions have increased construction costs by \$1,200,000.

3. Basis for cost information.

The Department of General Services has provided a 3-page estimate dated 1-5-2016, enclosed.

4. Factors/benefits for recommended solution other than the least expensive alternative.

This project represents the fastest and most cost effective way to increase forensic capacity at the hospital. If the hospital does not erect the fence, the department's forensic waiting lists are projected to increase, putting the department in jeopardy of county fines and lawsuits.

5. Complete description of impact on support budget.

DSH would secure 505 beds, which are not currently fully utilized. Additional non-level and level-of-care staff will be required for treatment of additional patients. Additionally, moveable equipment and supplies may need to be purchased. A support BCP will be submitted for these items.

6. Identify and explain any project risks.

There are no known project risks.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

- Department of General Services
 - Project Management Branch
 - Division of the State Architect (DSA)
 - Environmental Unit (CEQA)
 - Due Diligence
 - Department of Public Health
 - OSHPD Certification

- State Fire Marshal

E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Yes. This project will add capacity by constructing new fences around the CTW and SNF buildings. This will allow DSH to use unused or deficient buildings/space. The previously underutilized space will be made useful, rather than building on a virgin site.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes, by fencing the existing buildings rather than constructing new ones, DSH is minimizing the impact to the environment.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Yes. The buildings fenced by this project will continue to utilize the existing electrical, plumbing, and mechanical systems. The new perimeter access roads and parking will enhance how the campus is utilized as well.

**DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT BRANCH
PROJECT COST SUMMARY**

PROJECT:	Metro-Add Fencing to Secure 505 Beds	BUDGET ESTIMATE:	B5DSH33EP
LOCATION:	Metro State Hospital, Norwalk	EST. / CURR'T. CCCI:	4869 / 6069
CUSTOMER:	Department of State Hospitals	DATE ESTIMATED:	1/5/2016
DESIGN BY:	PBWS	ABMS NO:	140663
PROJECT MGR:	TBD	PREPARED BY:	LL
TEMPLATE:	Design / Bid / Build	DOF PROJ. I.D. NO.:	55.35.320

DESCRIPTION

This project will construct two perimeter security fences, one fence around the Continuing Treatment West (CTW) building and adjacent New Park and one fence around the Skilled Nursing Facility (SNF), and expand the existing Visitor Center from 1,500SF to 5,000SF. Scope includes sixteen foot high fences with electronic security features including sensor cable, closed circuit TV, card access, floodlight, and alarm; approximately six new security kiosks; interior security enhancements in unit and patios; addition of building perimeter access road inside fenced area at CTW and SNF while maximizing use of existing roads; replacement of lost parking; and new Bathroom Facility in New Park.

ESTIMATE SUMMARY

CTW Perimeter upgrades	\$5,578,300
SNF Perimeter Upgrades	\$3,716,200
New Perimeter Park Upgrades	\$2,175,700
New Park Bathroom Facility	\$891,600
Visitors Center Expansion and Remodel	\$3,750,000
Security Fence CTW/New Park	\$251,100
Realign Existing Utilities	\$500,000
Sitework	\$201,600
ADA Path of Travel	\$1,200,000
(Modified Template)	
ESTIMATED TOTAL CURRENT COSTS:	\$18,264,500
Original CCCI on MAY 2015	
Adjust CCCI From 4869 to 6069	\$4,501,400
ESTIMATED TOTAL CURRENT COSTS ON MAY 2015	\$22,765,900
Escalation to Start of Construction 22 Months @ 0.42% / Mo.:	\$2,097,800
Escalation to Mid Point 7 Months @ 0.42% / Mo.:	\$669,300
ESTIMATED TOTAL CONTRACTS:	\$25,533,000
Contingency At: 5%	\$1,287,000
ESTIMATED TOTAL CONSTRUCTION COST:	\$26,820,000

**SUMMARY OF COSTS
BY PHASE**

PROJECT: Metro-Add Fencing to Secure 505 Beds
 LOCATION: Metro State Hospital, Norwalk
 ABMS #: 140663

BUDGET ESTIMATE: B5DSH33EP
 DATE ESTIMATED: 1/5/2016

CONSTRUCTION DURATION: 14 MONTHS
 ESTIMATED CONTRACT: \$25,533,000 \$25,533,000
 CONSTRUCTION CONTINGENCY: \$1,287,000 \$1,287,000
 TOTAL: \$26,820,000 \$26,820,000

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES					
A&E Design		\$952,500	\$1,052,800	\$518,300	\$2,523,600
Construction Inspection				\$853,900	\$853,900
Construction Inspection Travel				\$320,500	\$320,500
Builders Risk Insurance				\$257,300	\$257,300
Advertising, Printing and Mailing		\$0	\$35,700		\$35,700
Construction Guarantee Inspection				\$23,800	\$23,800
SUBTOTAL A&E SERVICES	\$0	\$952,500	\$1,088,500	\$1,973,800	\$4,014,800

OTHER PROJECT COSTS					
Special Consultants (Enter Type)		\$260,000	\$160,300	\$103,900	\$524,200
Materials Testing				\$216,000	\$216,000
Project/Construction Management		\$262,000	\$290,300	\$593,300	\$1,145,600
Contract Construction Management			\$83,000	\$863,900	\$946,900
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$35,000	\$35,000
SBE/DVBE Assessment				\$83,100	\$83,100
School Checking			\$0		\$0
Hospital Checking			\$0		\$0
Essential Services			\$0		\$0
Accessibility Checking			\$25,800		\$25,800
Environmental Document (Cat. Ex)		\$390,000	\$20,000	\$50,000	\$460,000
Due Diligence		\$30,000		\$5,000	\$35,000
Other Costs - (SFM)		\$12,000	\$17,300	\$50,000	\$79,300
Other Costs - (Permit/Reg. Fees)					\$0
Other Costs - (ARF Assessment)	\$0	\$23,500	\$20,800	\$388,000	\$432,300
SUBTOTAL OTHER PROJECT COSTS	\$0	\$977,500	\$617,500	\$2,388,200	\$3,983,200

TOTAL ESTIMATED PROJECT COST	\$0	\$1,930,000	\$1,706,000	\$31,182,000	\$34,818,000
LESS FUNDS TRANSFERRED	\$0	\$1,930,000	\$0	\$0	\$1,930,000
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$0	\$1,706,000	\$0	\$1,706,000
CARRY OVER	\$0	\$0	\$0	\$0	
BALANCE OF FUNDS REQUIRED	\$0	\$0	\$0	\$31,182,000	\$31,182,000

FUNDING DATA & ESTIMATE NOTES

PROJECT: Metro-Add Fencing to Secure 505 Beds
 LOCATION: Metro State Hospital, Norwalk
 ABMS #: 140663

BUDGET ESTIMATE: B5DSH33EP
 DATE ESTIMATED: 1/5/2016

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Fund Transfers			
0010/2015 - 4440 - 301 - 0001	P	\$1,930,000	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
Total Funds Transferred			<u>\$1,930,000</u>
Funds Available Not Transferred			
0010/2015 - 4440 - 301 - 0001	W	\$1,706,000	
0	0	\$0	
0	0	\$0	
0	0	\$0	
Total Funds Available not Transferred			<u>\$1,706,000</u>
Total Funds Transferred and Available			<u><u>\$3,636,000</u></u>

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of MAY 1, 2015. The project estimate is then escalated for a 7 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. RESD has not verified Agency retained pricing.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, Utility Design Fees, Peer Reviews and Lead Commissioning.
4. It is believed for this project an OSHPD review is not needed therefore OSHPD fees have been excluded from the estimate.
5. This estimate assumes preliminary plan and working drawings funding in the 15/16 Budget with construction in the 16/17 budget. Estimate based upon construction NTP in January, 2017.
6. An ARF Assessment of 1.233 percent has been applied to the preliminary plans, working drawings and construction phases in accordance with Control Section 4.70 of the 2008 Budget Act.
7. 0
8. 0
9. 0
10. 0

STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000717
FISCAL DETAIL WORKSHEET		BU/Entity:	4440
Department Title:	Department of State Hospitals	Program ID:	4395
Project Title:	Metropolitan: Increased Secured Bed Capacity	COBCP #:	1-
Program Category:	Workload Space Deficiencies	Priority:	1
Program Subcategory:		MA/MI:	MA

Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).

PROJECT RELATED COSTS	COST	TOTAL
AGENCY RETAINED:		
TOTAL AGENCY RETAINED		0
GROUP 2 EQUIPMENT		
TOTAL GROUP2 EQUIPMENT		0
IMPACT ON SUPPORT BUDGET	COST	TOTAL
ONE-TIME COSTS		
TOTAL SUPPORT ONE-TIME COSTS		0
ANNUAL ONGOING FUTURE COSTS		
TOTAL SUPPORT ANNUAL COSTS		0
ANNUAL ONGOING FUTURE SAVINGS		
TOTAL SUPPORT ANNUAL SAVINGS		0
ANNUAL ONGOING FUTURE REVENUE		
TOTAL SUPPORT ANNUAL REVENUE		0

CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Proj ID: 0000717

SCOPE/ASSUMPTIONS WORKSHEET

Department Title:	Department of State Hospitals	BU/Entity:	4440
Project Title:	Metropolitan: Increased Secured Bed Capacity	Program ID:	4395
Program Category:	Workload Space Deficiencies	COBCP #:	1
Program Subcategory:		Priority:	1
		MA/MI:	MA

Project Specific Proposals: For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

Conceptual Proposals: Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

The proposed project is to increase the secured bed capacity at Metropolitan State Hospital (MSH). This project will increase capacity to house forensic inmates by securing 505 beds by constructing a secured fence for two buildings at the hospital.

The proposed project will construct two perimeter security fences, one fence around the Continuing Treatment West (CTW) building and adjacent park, and a second perimeter fence around the Skilled Nursing Facility (SNF). The scope includes 16-foot high fences with electronic security features including sensor cable, close circuit TV, card access, floodlight, and alarm, six new kiosks, interior security enhancements in unit and patios, the addition of perimeter roads, replacement of parking, and the erection of a bathroom facility in the park.